Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Name and Address of New Owner:
Emily Evans
1318B Lischey Avenue
Nashville, TN 37207

Send Tax Bills To:
New Onwer

This Instrument Prepared By:
Greg Fairbetter
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 620143 DEEDWARR
04/21/2021 12:13:11 PM 2 pgs
Fees: $13.00 Taxes: $1,850.00
20210421-0053393

Map & Parcel No: 071-15-0-548-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Trevor L. Mayer, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Emily Evans,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 19 on the plan of the Highland land Cos, Subdivision, of record in Book 421, Page 14, Register's Office for said County, and to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Trevor L. Mayer, and unmarried man by Quit-Claim Deed from Trevor L. Mayer, an unmarried man, Ashley D. Ruhl, an unmarried woman and Arthur David Mayer, an unmarried man, dated March 1, 2021, of record in Instrument No. 202104150050692, Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2021 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1318B Lischey Avenue, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of April, 2021.

_____(SEAL)
Trevor L. Mayer

STATE OF Tennessee
COUNTY OF Davidson

On this 16th day of April, 2021, before me personally appeared **Trevor L. Mayer**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of April, 2021.

GREG FRETBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

_____
Notary Signature
My commission expires: 11.8.21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$500,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
16th day of April, 2021.

ABIGAIL WOODARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

_____
Notary Public
My commission expires: _____
File No. 21-1939